

185.A

0002

0011.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

695,900 / 695,900

USE VALUE:

695,900 / 695,900

ASSESSED:

695,900 / 695,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SOUSA CHRISTOPHER M/ELIZABETH

Owner 2:

Owner 3:

Street 1: 67 HATHAWAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SOUSA CHRISTOPHER M/ELIZABETH -

Owner 2: TRS/SOUSA FAMILY TRUST -

Street 1: 67 HATHAWAY CIR

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975	Sq. Ft.	Site			0	70.	0.90	7									440,475						440,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6975.000	247,400	8,000	440,500	695,900		131397
							GIS Ref
							GIS Ref
							Insp Date
							08/06/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,400	8000	6,975.	440,500	695,900		Year end	12/23/2021
2021	101	FV	238,600	8000	6,975.	440,500	687,100		Year End Roll	12/10/2020
2020	101	FV	238,600	8000	6,975.	440,500	687,100		687,100 Year End Roll	12/18/2019
2019	101	FV	245,500	8000	6,975.	440,500	694,000		694,000 Year End Roll	1/3/2019
2018	101	FV	244,500	8000	6,975.	371,300	623,800		623,800 Year End Roll	12/20/2017
2017	101	FV	244,500	8000	6,975.	339,800	592,300		592,300 Year End Roll	1/3/2017
2016	101	FV	244,500	8000	6,975.	289,500	542,000		542,000 Year End	1/4/2016
2015	101	FV	203,000	8000	6,975.	251,700	462,700		462,700 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA CHRISTOPH	1368-38		5/11/2009	Family	100	No	No		
SOUSA CHRISTOPH	1336-19		4/19/2007	Family	1	No	No		
FOLEY WILLIAM J	1303-88		7/1/2005		530,000	No	No		
MERRICK ANDREW	1177-166		9/22/1997		245,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	824	AbvGrd.	22,295					
7/1/1998	427	Wood Dec	2,000				16X20 SUN DECK	
4/24/1992	147	Manual	6,000				ROOF & SIDING	

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	External Ins	PC	PHIL C
10/21/2008	Measured	345	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
11/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	21 - Split Level			Full Bath:	1	Rating:	Good																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	2 - Hip			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1959	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G16	Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal	1 - Drywall			Functional:		%		Interior:	1	7	4												
Sec Int Wall:		%		Economic:		%		Additions:															
Partition:	T - Typical			Special:		%		Kitchen:															
Prim Floors:	3 - Hardwood			Override:		%		Baths:															
Sec Floors:		%		Total:	18.6	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	100.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	1.00989902			Totals:	1	7	4												
Insulation:	2 - Typical			Adj \$ / SQ:	136.336																		
Int vs Ext:	S			Other Features:	83521																		
Heat Fuel:	1 - Oil			Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC: 100		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac: NO		Adj Total:	303931																		
% Com Wal		% Sprinkled		Depreciation:	56531																		
				Depreciated Total:	247399																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS												PARCEL ID 185.A-0002-0011.0				IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	8X12	A	AV	2003	0.00	T	12.8	101											
13	Pool-Steel	D	Y	1	18x18	G	GD	2014	25.56	T	3.8	101			8,000		8,000						
More: N		Total Yard Items:	8,000	Total Special Features:					Total:						8,000								